115.0	0002	0042.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,200 / 887,200
					USE VALUE:	887,200 / 887,200
					ASSESSED:	887,200 / 887,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRUFINO ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	201 FOREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,739 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1913, having primarily Asbestos Exterior and 1638 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12739.000	325,700		561,500	887,200
Total Card	0.292	325,700		561,500	887,200
Total Parcel	0.292	325,700		561,500	887,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.64 | /Parcel: 541.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73994
GIS Ref	
GIS Ref	
Insp Date	09/06/18

!8958!

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0042.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	325,800	0	12,739.	561,500	887,300	887,300	Year End Roll	12/18/2019
2019	104	FV	267,700	0	12,739.	569,500	837,200	837,200	Year End Roll	1/3/2019
2018	104	FV	267,700	0	12,739.	425,200	692,900	692,900	Year End Roll	12/20/2017
2017	104	FV	251,400	0	12,739.	385,000	636,400	636,400	Year End Roll	1/3/2017
2016	104	FV	251,400	0	12,739.	369,000	620,400	620,400	Year End	1/4/2016
2015	104	FV	210,500	0	12,739.	312,800	523,300	523,300	Year End Roll	12/11/2014
2014	104	FV	210,500	0	12,739.	296,800	507,300	507,300	Year End Roll	12/16/2013
2013	104	FV	218,700	0	12,739.	282,400	501,100	501,100		12/13/2012

PRINT

Date	Time
12/10/20	23:29:14

LAST REV

Date	Time
09/27/18	15:51:58
mmcmakin	
8958	

USER DEFINED

Prior Id # 1:	73994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRUFINO ELIZA	60981-273		1/16/2013	Convenience	10	No	No		
CULLITON MARK/T	57399-558		9/6/2011	Convenience	1	No	No		
FERRUFINO JUAN	56849-285		5/12/2011	Convenience	1	No	No		
KRASNYANSKY MAR	26511-327		7/22/1996		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	MEAS&NOTICE	BS	Barbara S
1/7/2009	Meas/Inspect	294	PATRIOT
11/8/2000	Hearing Chag	201	PATRIOT
2/8/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12739		Sq. Ft.	Site		0	70.	0.63	5									561,522						561,500	

Total AC/HA:	0.29245	Total SF/SM:	12739	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	561,522	Spl Credit		Total:	561,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.29102564
Const Adj.:	0.94040596
Adj $ / SQ:	194.254
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471987
Depreciation:	146316
Depreciated Total:	325671

COMMENTS

BK:18854 PG:124.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	4	1	
Totals			
2	8	3	

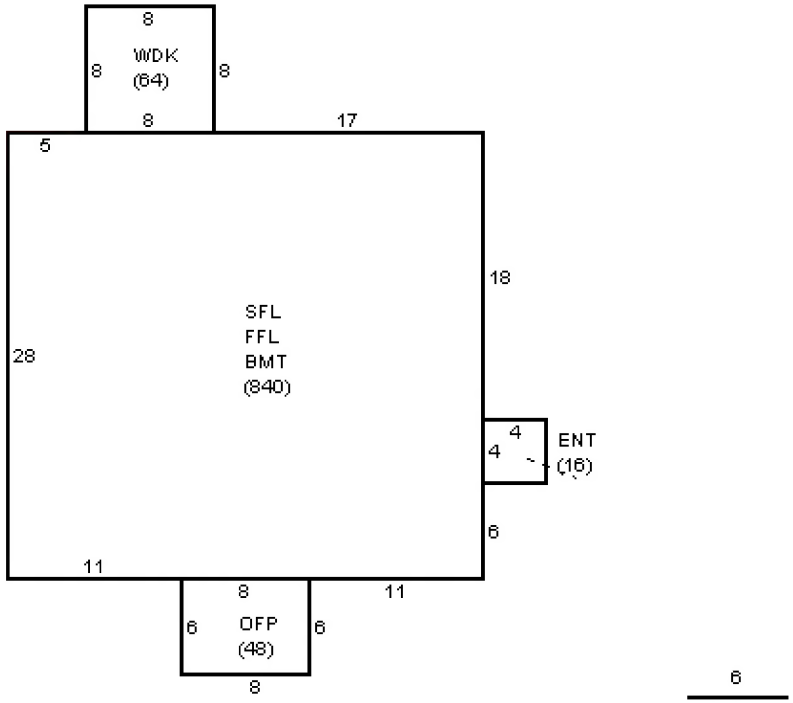
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	194.25
Special Features:	0	Val/Su Net:	124.98
Final Total:	325700	Val/Su SzAd	198.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	58.280	48,952
FFL	First Floor	840	194.250	163,173
SFL	Second Floor	798	194.250	155,015
WDK	Deck	64	15.050	963
OFP	Open Porch	48	41.380	1,986
ENT	ENTRY	16	24.830	397

Net Sketched Area:	2,606			Total:	370,486
Size Ad	1638	Gross Are	2648	FinArea	1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0042.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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